

Register Search Statement - Volume 9795 Folio 735

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09795 FOLIO 735

Security no : 124078282043C
Produced 08/07/2019 05:43 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotments 108A and 108B City of South Melbourne Parish of Melbourne South.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

NORRIN IMPORTS PTY LTD of 1-35 WELLINGTON ST COLLINGWOOD
S703598Q 24/09/1993

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ277112R 26/10/2011
WESTPAC BANKING CORPORATION

MORTGAGE AL709366M 24/02/2015
WESTPAC BANKING CORPORATION

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP302294J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 08/07/2019, for Order Number 57744309. Your reference: MA11226.**

VICTORIAN LAND TITLES OFFICE

Transfer of Land

Section 45 Transfer of Land Act 1958



240993 0909 45 4500 S703598Q

Your Guide to the T1 Form

Lodged at the Land Titles Office by:

Name: WESTPAC

Phone:

Ref: Customer Code 23L

Land Titles Office Use Only

MADE AVAILABLE / CHANGE CONTROL

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land (Title)

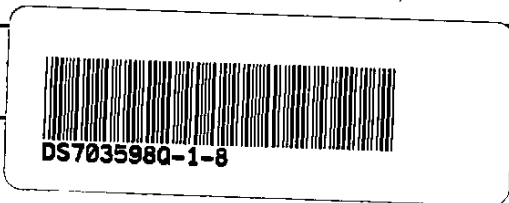
CERTIFICATE OF TITLE VOLUME 3174 FOLIO 609
CROWN GRANT VOLUME 9795 FOLIO 735

Estate and Interest (e.g. "all my estate in fee simple")

ALL ITS ESTATE IN FEE SIMPLE.

Consideration

\$4,500,000-00



Transferor (Full name)

RELWOB PTY LTD (ACN 006 210 144).

Transferee (Full name and address for future notices including postcode)

NORRIN IMPORTS PTY LTD (ACN 004 970 138) of 1-35 Wellington Street,
Collingwood, in the State of Victoria.

Directing Party (Full name)

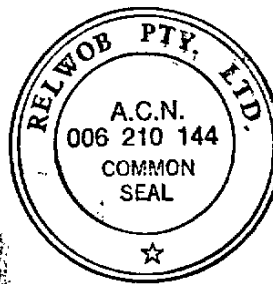
Dated: 9 / 8 / 1993

Execution and Attestation

THE COMMON SEAL of RELWOB PTY LTD)
(ACN 006 210 144) was hereunto affixed)
in accordance with its Articles of)
Association in the presence of:)

Director: [Signature]

Secretary: [Signature]

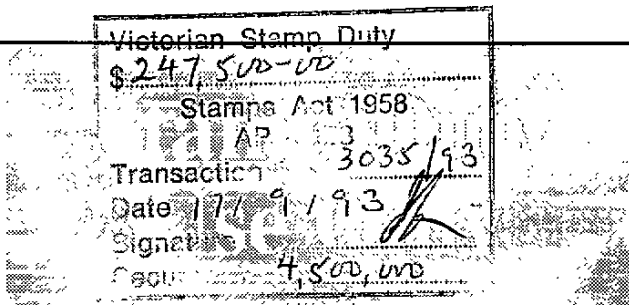


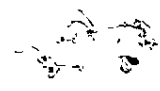
Land Titles Office Use Only

T1



Licence No. 2926L





ORDER TO REGISTER

To the Registrar of Titles

Please register this dealing and upon completion issue the documents as follows :-

Signed.....

Firm's Name.....

Customer code.....

THE COMMON SEAL of NORRIN IMPORTS PTY)
LTD (ACN 004 970 138) was hereunto)
 affixed in accordance with its)
 Articles of Association in the)
 presence of:)

Director: *Richard Worsley*

Secretary: *Pat M*



Mortgage of Land

Section 74 Transfer of Land Act 1958

AL709366M



Lodged by

Name: Thomson Geer Lawyers Banking
Phone: (03) 8080 3500
Address: Level 39, Rialto South Tower, 525 Collins Street, Melbourne VIC 3000
Reference: ACS:JPT:3683478
Customer Code: 15009V

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage. This mortgage is given in consideration of and to better secure loans, advances or financial accommodation provided by the mortgagee to the mortgagor or at the request of the mortgagor to the debtor (if specified) or to such other person as the mortgagor shall direct.

Land: *(volume and folio, and if applicable lease)*

Certificates of Title Volume 9795 Folio 735 and Volume 3174 Folio 609

Estate and Interest being mortgaged: *(e.g. "all my estate in fee simple")*

All the mortgagor's estate and interest in fee simple

Mortgagor: *(full name)*

Norrin Imports Pty Ltd ACN 004 970 138 of 129 Hawthorn Road, Caulfield North, VIC, 3161

Mortgagee: *(full name and address including postcode)*

Westpac Banking Corporation ABN 33 007 457 141 of

Debtor:

Oramel Pty Ltd ACN 166 058 215

Date of this Mortgage:

19 December 2014

The provisions contained in Memorandum of Common Provisions Number AA1795 retained by the Registrar of Titles are incorporated in this mortgage.

COVENANTS

You (the mortgagor) agree with us (the mortgagee) as follows:

- 1 Each reference to "land" on the first page of this cover sheet includes a reference to any fixture, structure or improvement on it or affixed to it.
- 2 A reference to "this mortgage" in this cover sheet, in any annexure to this cover sheet or in the memorandum of common provisions specified on the first page of this cover sheet is a reference to the mortgage constituted by this cover sheet, each annexure to this cover sheet and that Memorandum. You acknowledge that you received, read and understood a copy of the Memorandum before signing this mortgage.
- 3 Further covenants set out on the approved Annexure Page A1 (if attached) form part of this mortgage.

Approval No. 23591208A

Order to Register

M1B

Please register and issue the Certificate of Title to

Signed

Customer Code

Page 1 of 1

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Annexure Page

Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

This is page 2 of *Approved Form M1B* dated 19/12/14 between Norrin Imports Pty Ltd ACN 004 970 138 and Westpac Banking Corporation ABN 33 007 457 141

Signatures of the Parties

Covenants (continued)

4 Address for notices and other communications, if different to that shown on the first page of this cover sheet:

You (mortgagor)

Name: Norrin Imports Pty Ltd ACN 004 970 138 Address: 129 Hawthorn Road, Caulfield North, VIC, 3161 Fax no, if any: N/A

Us (mortgagee)

Address: as shown on the first page of this cover sheet

- 5 This mortgage secures the same money as other encumbrances including the following collateral securities:
• All securities listed in the Facility Offer dated 9 December 2014 between the Mortgagee and the Debtor (as amended from time to time)
There may also be other encumbrances that secure the same money.
6 If there is an inconsistency between this cover sheet and the Memorandum, this cover sheet prevails.
7 The Memorandum is varied as follows:
Not applicable

Execution and attestation:

EXECUTED by NORRIN IMPORTS PTY LTD ACN 004 970 138 in accordance with section 127(1) of the Corporations Act 2001 (Cth) by authority of its directors:

Signature of director (with handwritten signature of Leonie Nossbaum)

LEONIE NOSSBAUM

Name of director (block letters)

32 Kambea Grove, Caulfield North, VIC, 3161

Address

Signature of director (with handwritten signature of Robert Morris Nossbaum)

ROBERT MORRIS NOSSBAUM

Name of director

19 Ontario Street, Caulfield North, VIC, 3161

Address

Approval No. 23591208A

A1

- 1. If there is insufficient space to accommodate the required information in a panel of the attached form insert the words "See Annexure Page 2" (or as the case may be) and include all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

AL709366M

24/02/2015 \$111 74


AJ277112R

Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by

Name: ~~SCOTT ASHWOOD PTY LTD~~

Phone: ~~(03) 9629 8922~~

Address: ~~Level 4, 53 Queen Street, Melbourne VIC
3000~~

Ref:

Customer Code: **1557Q**

Scott Ashwood P/L N 6

CUSTOMER PICKUP

CODE: 13852V

Privacy Collection Statement

The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage. This mortgage is given in consideration of and to better secure loans, advances or financial accommodation provided by the mortgagee to the mortgagor or at the request of the mortgagor to the debtor (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio, and if applicable lease)

Volume 09795 Folio 735 and Volume 03174 Folio 609

Estate and Interest being mortgaged: (e.g., "all my estate in fee simple")

In all its estate in fee simple.

Mortgagor: (full name/s)

Norrin Imports Pty Ltd ACN 004 970 138 as trustee for The Norrin Property Trust

Mortgagee: (full name and address including postcode)

Westpac Banking Corporation ABN 33 007 457 141 having its office in Victoria at 360 Collins Street, Melbourne ("the Lender")

Date of this Mortgage: 30 / 9 / 11

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No AA776 are incorporated in this mortgage. You, the Mortgagor, have read a copy of it.

Execution and attestation:

See Annexure Page A1

Approval No. 11301012A

Order to Register

Please register and issue Certificate of Title to

M

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

55814137-3-2-LD185-001

LD185.025 27/03/2011

AJ277112R

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 2 of Mortgage of Land dated30/9/11.....
between Westpac Banking Corporation ABN 33 007 457 141 and
Norrin Imports Pty Ltd ACN 004 970 138 in its own capacity and as
trustee for The Norrin Property Trust

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Signatures of parties

Panel Heading

Mortgagor:

The common seal of Norrin Imports Pty Ltd ACN 004 970 138 as trustee for The Norrin Property Trust was affixed in the presence of authorised persons;

Director *Rigmond Noisbaum*
Full Name RIGMOND NOISBAUM
Usual Address 16/57 ORZOLF CRESCENT CAULFIELD NORTH.

Director *Rt Hon*
(or Secretary)
Full Name ROBERT NOISBAUM
Usual Address 19 ANTONIO STREET CAULFIELD NORTH.

Approval No. 469101A

A1

1. If there is insufficient space to accommodate the required information in a panel of the attached form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

TITLE PLAN	EDITION 1	TP 302294J
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Location of Land

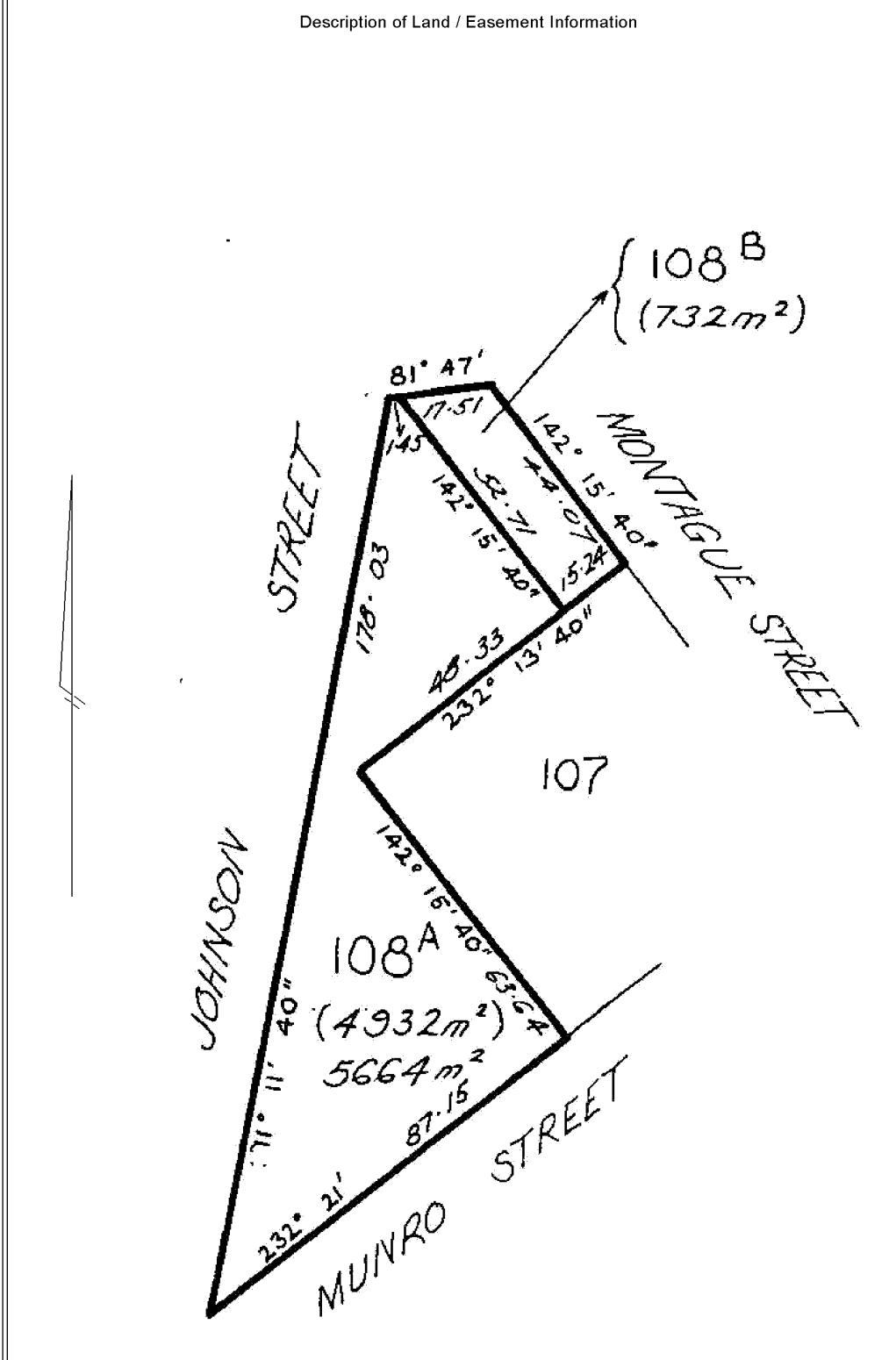
Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH
 Township:
 Section:
 Crown Allotment: 108A, 108B
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 9795 FOL 735
 Depth Limitation: 15 m

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9795 FOL. 735 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 02/02/2000
 VERIFIED: BH

TITLE PLAN

TP 302294J

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

all that piece of land in the
 said State being Allotment one hundred eight^A and one hundred eight^B in the City of South Melbourne Parish
 of Melbourne South County of Bourke-----
 and being the land shown enclosed by continuous lines in the map hereon

PROVIDED that this Grant is made subject to—

(a) the reservation to Us Our heirs and successors of—

- (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (hereinafter called “the reserved minerals”);
- (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
- (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;

(b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;

(c) the right of any person being the holder of a miner’s right or of a mining lease or mineral lease under the *Mines Act 1958* or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.

LENGTHS ARE IN
 METRES

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets